



## 33 Rose Avenue

Beech Hill, Wigan, WN6 8QX

**£575 PCM**



Sapphire Homes are pleased to be in a position to offer TO LET this recently refurbished and wonderfully presented and deceptively spacious unfurnished 3 bedroom mid terraced in popular location close to both local amenities and transport links. The accommodation briefly comprises of entrance / hallway, spacious living area, generous dining / kitchen with a range of wall and base units with oven / hob and extractor with door providing access to the rear garden. To the first floor there are 3 good sized bedrooms & bathroom with three piece suite in white and shower over bath. Gardens to the front and rear. Neutral decor and finished to a high standard throughout. Viewing is highly recommended to appreciate this property in full. No Smokers. No Pets.



## GROUND FLOOR

Entrance / Hallway

Kitchen / Diner

Lounge

## FIRST FLOOR

Landing

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

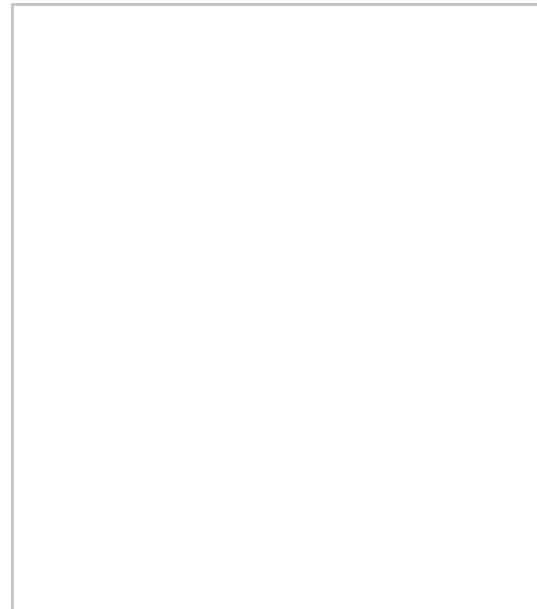
## EXTERNAL

Rear Garden

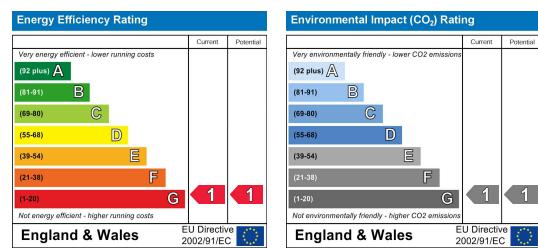
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them unless they have been given legal advice on them. Intending purchasers must satisfy themselves as to their accuracy prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of this property.

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